



THURSTON COUNTY PLANNING COMMISSION

Minutes October 10, 2018

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2 **1. 6:30 P.M. CALL TO ORDER**

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4 With the Chair and Vice Chair not in attendance, the Planning Commission chose a
5 temporary Chair for this meeting.
6

7 **MOTION: Commissioner Nickerson moved to have Jennifer Davis serve as Chair for**
8 **this meeting. Commissioner Nelson seconded. Motion carried.**
9

10 Commissioner Davis called the October 10 meeting of the Thurston County Planning
11 Commission to order at 6:30 p.m. Commissioners provided self-introductions.
12

13 **Attendance:** Commissioners Jennifer Davis, Donna Nickerson, Scott Nelson, Raul
14 deLeon, and Jim Simmons
15

16 **Absent:** Tim Kramer, Ed Fleisher, Bill Jackson and Tyle Zuchowski
17

18 **Staff:** Cynthia Wilson, Allison Osterberg, Brad Murphy
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20 **2. 6:30 P.M. APPROVAL OF AGENDA**

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22 **MOTION: Commissioner Nelson moved to approve the agenda. Commissioner**
23 **deLeon seconded. Motion carried.**
24

25 **3. 6:30 P.M. PUBLIC COMMUNICATIONS (Not associated with topics for which**
26 **public hearings have been held.)**
27

- 28 1. Sam Merrill, Olympia, WA
- 29 2. Doug Karman, Lacey, WA
- 30 3. Ann Van Sweringen, Olympia, WA
- 31 4. John Woodford, Olympia, WA
- 32 5. Patrick Townsend, Olympia, WA
- 33 6. Kathryn Townsend, Olympia, WA
- 34 7. Walt Anderson, Olympia, WA
- 35 8. Barry Halverson, Olympia, WA

36
37 The official audio is available on line at:

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39 [http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.h](http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.html)
40 [tml](http://www.co.thurston.wa.us/planning/planning_commission/planning_comm_minutes.html)
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42
43

1 4. **7:00 P.M. WORK SESSION: COMPREHENSIVE PLAN UPDATE**

2 *(Staff: Allison Osterberg)*

3
4 Ms. Osterberg passed out a potential revised schedule for the Comprehensive Plan Update.
5 The timeline is attempting to bring the right amount of information to the Planning
6 Commission without overwhelming based on the Comp Plan topics in addition to
7 anticipating SMP topics at the same meeting. This schedule is also relying on regular
8 meetings instead of being more aggressive with scheduling extra meetings. There were
9 questions and comments by the Commissioners which Ms. Osterberg addressed. A
10 discussion ensued. It was requested when Comp Plan and SMP briefings on are the agenda
11 to add a summary type sheet to the briefings which explains the public process used to
12 create the information, including stakeholder groups and citizen feedback to confirm
13 transparency in the process, and also confirming the outlets used to spread the word about
14 the meetings prior to the topic being brought to the Planning Commission.

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16 5. **7:15 P.M. WORK SESSION: SMP SCHEDULE AND TIMELINE**

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18 The Planning Commission had created a draft memo to be discussed at the next meeting
19 regarding the SMP timeline but for now that is being tabled. The Commissioners were
20 concerned with the ambitious timeline to have a public hearing on the SMP by the end of
21 the year which would be very difficult since they have not (and the public has not) heard
22 all the SMP topics, and have not had a chance to review the yet to be developed red-lined
23 version of the SMP draft. It was agreed they will have a more accurate prediction of a
24 potential public hearing date once the draft red-lined version is received and reviewed. It
25 was confirmed staff is working on that version now and will provide it to both the public
26 and the Commission as soon as it is complete. There was a request from the Commissioners
27 to reconvene the citizen and stakeholder groups to get input on the remaining chapters and
28 appendices for the red-lined version of the draft SMP document. Also discussed was a
29 possibility to plan a future meeting where the public could have a longer time to speak.
30 This could give the public a chance to give more feedback than allowed during the 3 minute
31 public communication section of the agenda at each meeting. This ability for more public
32 input may also be met through additional SMP public meetings as recommended by the
33 Commissioners. Also requested was a briefing(s) highlighting input from experts,
34 including the topic of plastics and contaminants in aquaculture, in the SMP.

35
36 6. **7:45 P.M. WORK SESSION: SHORELINE MASTER PLAN UPDATE**

37 *(Staff: Brad Murphy)*

38
39 Mr. Murphy presented a Power Point on the Shoreline Master Program Update for the
40 topics of “buffers” and the term “legal non-conforming”. It is a 70-slide presentation due
41 to the fact staff was trying to keep an ambitious timeline intact to meet the Board of County
42 Commissioners preferred schedule of a December 5, 2018 public hearing date request. That
43 schedule was now changed based on discussions of the previous meeting topic. He
44 confirmed we are still receiving comments from the public and incorporating substantive
45 comments into the red-line version which is still being finalized. Also confirmed is that all
46 of the draft SMP documents being reviewed at these meetings continue to be accessible to
47 the public for review online at the SMP document webpage
48 (<https://www.thurstoncountywa.gov/planning/Pages/shorelines-update-docs-list.aspx>).

1 There were questions and comments by the Commissioners which Mr. Murphy addressed.
2 A discussion ensued about reducing the buffers in the proposed draft and whether or not
3 that reduced protections for habitat, which was confirmed. Mr. Murphy stated the county
4 is trying to use a moderate risk approach in reducing the buffers, but still using science and
5 SMP's already approved by Ecology to support the size of the proposed buffers. It was
6 agreed the Planning Commission will want more discussion on the topic of buffers in the
7 future as some would like the CAO standards to be kept. Legal non-conforming was the
8 second topic of the meeting. The current proposal is to retain "legal non-conforming"
9 language since it is used extensively in other parts of Thurston County Code. Some
10 changes in the draft SMP is the ability to rebuild after a fire or natural disaster without
11 using complex percentages as in the old SMP, and also remodeling is made easier because
12 you don't have to worry about the 50% of value criteria as in the current 1990 SMP.
13 Discretionary replacement in the same footprint is also proposed to be allowed, where it is
14 currently not allowed in the 1990 SMP. However other regulations also apply and you
15 may have additional requirements. Some examples mentioned included, if you are in a
16 flood zone (TCC 14.38), critical area (TCC Title 24), or over impervious surface limits.
17 There may also be mitigation required depending on the footprint of the remodel. A 500
18 square foot expansion landward of a house or structure and upwards expansion to 35 feet
19 high is proposed to be an administrative permit process. Sideways expansions into buffers
20 will not be an administrative process and is proposed to be a full variance permit review
21 process and will likely require mitigation.
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23 **7. 8:45 P.M. STAFF UPDATES**

24 *(Staff: Cynthia Wilson)*

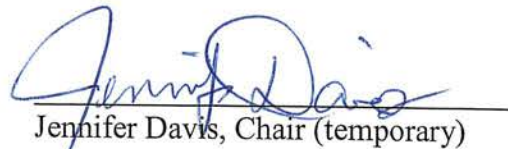
25
26 Ms. Wilson introduced the new Associate Planner, Ian Lefcourte, and confirmed we are
27 still advertising for an additional Planner.
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29 **8. 8:45 P.M. CALENDAR:**

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31 October 17, 2018 – all plan to attend
32 November 7, 2018 – all plan to attend
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34 **9. 8:45 P.M. ADJOURN**

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36 With there being no further business, Commissioner Davis adjourned the meeting at 8:45
37 p.m.
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40 
41 Jennifer Davis, Chair (temporary)

41 Prepared by Polly Stoker, Recording Secretary

